

• TENANT HOTLINE: 416-921-9494 • www.TorontoTenants.org •

MESSAGE FROM THE BOARD

Dear Members, Supporters, and Funders,

Our tenant movement is growing, our voices are louder, together we are stronger! Side-by-side with our tireless staff, passionate volunteers, and dedicated tenant supporters, we are organizing across Toronto to stop evictions, fight rent increases, and demand an equitable rental housing system that respects our inalienable tenant rights.

Together, we recently locked in some massive wins for tenant rights—the tenant victories across our city that simply would not have happened without you. Thank you! And huge thank you to the City of Toronto and Maytree for helping to fund our growing FMTA tenant support services!

But our fight for our human right to housing isn't over. As unjust rent hikes and unfair evictions skyrocket across the city, province, and country, our collective battle for our tenant rights is still mounting. We are expanding our tenant services, increasing our advocacy efforts, and protecting more households, but we cannot do this alone. Let's keep our momentum going, together.

- ➔ **Register for our 2026 AGM:** Join us on Saturday, June 13th, to vote on our next steps.
- ➔ **Fuel our FMTA Tenant Movement:** Donate Today to help in our fight for our human rights.
- ➔ **Spread the Word:** Tell your neighbours. Contact us to learn about your tenant rights.

Let's keep building our tenant power together! Let's continue winning together!

MESSAGE FROM THE EXECUTIVE DIRECTOR

BUILDING TENANT POWER: What We've Won and How to Keep It!

Over the past year, tenants have won major municipal victories. Last year, we were proud to join the City of Toronto's initiative to launch the City's first Rental Renovation License Bylaw in July of 2025. As a result, tenant protections against no-fault evictions for renovations have increased, and N13 reports to the FMTA hotline and other agencies across the City have hit record lows.

This win follows the implementation of the Multi-Tenant Housing (MTH) By-Law that was first introduced in November 2024, improving Health and Safety regulations for rooming house residents—holding bad landlords accountable so tenants can live in dignity.

The City will also be launching the long-awaited RentSafeTO Signs program, which tenant advocates have been calling on for over a decade. Together with increased action against bad landlords—including at 500 Dawes Road—these wins show what tenant power can achieve: increased protections thanks to the hard work and dedication of the tenant movement, including the efforts of the FMTA.

But while we celebrate these victories at the City level, Doug Ford's provincial government has been busy trying to chip away at any progress made over the last few years. Just in the last few months alone, we've seen the implementation of Bills 5, 10, 17 and 60 attempt to wield away the little protections tenants have across the province, each increasing power to the province and developers. All of this is happening, while people across the province are dealing with a worsening affordability crisis.

That's why tenants need to band together now more than ever to fight back against the attacks of Ford's provincial government. Join your local tenant association, or tenant union! Organize your neighbourhood and connect with tenant associations in your community. If you don't know where to start, reach out to the FMTA so we can help you organize! Show up at City Hall and Queen's Park, vote for representatives that stand by your tenant interests at all levels of government. We need to fight for the tenant rights we have now and to fight for a better future for everyone. Join us!

Yaroslava Avila Montenegro is the Executive Director of the Federation of Metro Toronto Tenants' Associations (FMTA). She is a life-long Indigenous and Labour activist of Mapuche ancestry. Before joining the FMTA, she worked with Toronto & York Region Labour Council and Indigenous Climate Action.



Yaroslava and FMTA Organizer Euridice speaking at a press conference at Queen's Park on Apr 14, 2026



2026 FMTA ANNUAL GENERAL MEETING NOTICE

Saturday, June 13th, 2026

12pm - 2pm Doors open at 11:00 am

120 Carlton St. 1st Floor Party Room

All FMTA members and affiliates welcome. Lunch Provided.

Hear from our Board of Directors, receive updates on the great work FMTA has been doing, and elect your 2026-27 Board.

RSVP at torontotenants.org/2026agm



TENANTS: GET ORGANIZED

Join the Federation of Metro Tenants' Associations

FIGHT THE LANDLORD CLASS

JOIN AS A MEMBER OR DONATE!

The FMTA has played a pivotal role in expanding tenant rights in the City of Toronto and surrounding areas. Through your donation or membership you can become a part of the important work the FMTA is doing for tenants. You can join as an individual member or affiliate your Tenant Association or organization with the FMTA. As a member you will have access to our newsletter, our events, and workshops. More importantly, you'll help us fight for tenants and our human right to housing.

TOGETHER WE ARE STRONG!
www.torontotenants.org/membership



NEW MAXIMUM TEMPERATURE BYLAW COMING SOON

By: Laura Anonen, FMTA Board Member



Toronto City Council chambers

As temperatures rise each summer, a maximum temperature bylaw is urgently needed to protect renters from extreme heat. A City of Toronto bylaw for cold temperatures already exists – all landlords are responsible for providing heat to a minimum air temperature of 21 degrees Celsius from October 1 to May 15. Similarly, the Residential Tenancies Act (RTA) states that landlords must maintain a minimum air temperature of 20 degrees Celsius from September 1 to June 15. Municipalities vary on their own bylaws that deal with property standards.

Advocates have been calling for a new bylaw for hot weather for several years now. The City of Toronto is about to move forward with such a bylaw this year. Last year, Mayor Olivia Chow pushed the City to develop a new bylaw that deals with hot temperatures in rental units. We are expecting the new proposed bylaw to go to City Council before the summer. This bylaw would likely require landlords to maintain the temperature at 26 degrees Celsius or lower in rental units.

FMTA supports the Heat Collaborative, a network of organizations in Ontario advocating for the government to take action on extreme heat and its impacts on vulnerable communities. They have been fighting for a maximum temperature bylaw in different municipalities, including Toronto and Hamilton. We thank them for their tireless efforts and dedication.

Each summer there are more and more heat warnings. Renters with mobility issues, seniors, families with children, and other vulnerable tenants who cannot leave their homes are stuck in unbearable hot temperatures. Extreme heat affects our health and well-being, and there should be protections in place to deal with rising temperatures.

We hope City Council will vote to implement this greatly needed bylaw as soon as possible. We cannot wait one more summer. We also urge other municipalities to enact their own bylaws. As we are seeing with the growing number of renoviction bylaws being passed due to the lack of action from the provincial government, municipalities are stepping up to protect renters. Let's continue fighting for better protections and safe and habitable homes.

ORGANIZING FOR OUR HUMANITY

By: Lucas Marsh, FMTA Volunteer



FMTA Organizers Pin and Kelly, Communications Director Mason and Board Member Laura at a rally to Fund Our City on Feb 10, 2026

Though my time in housing justice has been far shorter than some of the other contributors' (I have only been with the FMTA for seven months as a student placement), it has revealed to me the true extent of provincial incompetence and landlord greed. As anyone who has challenged an AGI or renoviction can tell you, tenants aren't treated as equal members of a democratic society but as temporary annoyances who occasionally stand in the way of the immense profits generated at their expense. Despite our city being unaffordable to its residents, the province has only doubled down on its anti-tenant policies, stripping what few protections we have while allowing landlords to sit on empty units as homelessness soars.

I believe the only way for us tenants to survive this reality is through communal organization. While landlords can act largely with legal impunity, even the most anti-tenant judge will be hard-pressed to ignore five hundred people making the same complaint on the same day, and it's hard to imagine any landlord replacing an entire apartment complex's worth of units without suffering extreme loss. This threat of mass action is functionally the only power we have, and our ability to execute on it relies on our organization and community with one another.

I believe, however, the value of community resistance extends well beyond its ability to safeguard our rights. As my time within the FMTA has shown me, there is something wonderfully liberating about collective resistance. Every day, we are faced with atrocities we are powerless to prevent and assured that there is some imaginary line below which human life loses all value. We, by necessity, must spend much of our lives fighting not to fall below this line through destitution. If we accept this arrangement of things, we intrinsically agree that our own value as a human being is conditional and thus precarious. If we accept that our neighbours can be forced to live on the street, we abandon any claim that it would be fundamentally wrong for the same to happen to us. By supporting each other through collective resistance, we re-establish our own right not to have the same happen to us, and I believe affirm the value of our own humanity.

This affirmation of humanity has given my work at the FMTA a sense of purpose that I have not felt previously. Community organizing gives us the opportunity to strike back against the slowly worsening state of the world and establish some agency over the state of things. While tenant law may be heading in the wrong direction, I believe that even if our battle is ultimately doomed, our lives will be far more worthwhile if we spend them working together towards a better world.

This newsletter was produced with unionized labour.



TOGETHER WE ARE STRONGER!
TOGETHER WE WIN!

TORONTO'S CONSTRUCTION BOOM: A CASH GRAB FOR LANDLORDS?

By: Euridice Baumgarten, FMTA Organizer

BUILDING UNDER CONSTRUCTION IN TORONTO

It has never been easy to find an apartment at a reasonable price in Toronto. When I came to live in the city some thirty years ago, it was easier to buy a house if you had a little money on the side than to rent a decent apartment. It is not very different now, except that buying a house has become an impossible dream for Toronto's impoverished inhabitants. Over these thirty years, the homeless population in the city has increased dramatically, and so has the number of individuals and families living far from the downtown core, people who spend two to five hours a day commuting to work.

Nowadays, more than half of Toronto's population consists of renters. In 1997, rental units were apartments or basements in houses; now they are predominantly in medium- and high- rise buildings, increasingly owned by multinational corporations. This is not an easy situation for tenants. Treated as cash cows devoid of humanity, they face all kinds of mistreatment from their faceless landlords, ranging from poor maintenance to abusive staff.

Nevertheless, Toronto tenants are pioneers in tenant advocacy. Since the mid-seventies, the Federation of Metro Tenants Associations has advanced renters' demands and secured rights before any other city in Canada. For instance, in 2017, together with partners such as the Advocacy Centre for Tenants Ontario (ACTO), the FMTA helped end the 1991 provision, a law that allowed landlords to increase rent above government guidelines in buildings occupied as of November of that year.

However, in 2018, newly elected Premier Doug Ford and his government passed a provision allowing landlords to increase rent above the guideline for buildings occupied by the end of that year



Euridice Baumgarten has been a community worker and tenant organizer at the FMTA since 2012.

and thereafter. Since then, we have seen an unprecedented boom in apartment building construction in Toronto, as landlords strive for an unconstrained rent landscape. This has led rental building owners to demolish their smaller and mid-sized buildings to erect new, taller, rent-restriction-free ones.

For tenants, the results are catastrophic. Not only have recreational spaces, green areas, outdoor pools and other facilities been systematically removed from Toronto buildings to make room for structures squeezed into their place, but a great wave of renovations, retrofits and demolition evictions is underway in the city. Even if they manage to secure a right-to-return promise from the landlord, tenants are forced to move out, and very few will return, since moving back and forth is expensive.

No doubt, corporate landlords are not the only ones profiting from this. Construction companies, intermediaries, suppliers, and developers all get their share. The ordinary citizen in our metropolis is not profiting. From sidewalks taken away for months at a time, constant pollution and noise, the disfiguring of traditionally residential areas, to unstoppable rent increases based on vacancy that affect all, Toronto tenants are left with only one option: get organized and fight to end the abuse. The growth of tenant unions, networks, and associations speaks to this truth. Now more than ever, tenants should get together to repeal landlords' attacks on their rights, take control of their situation, and put pressure on all levels of government.

NO DEMOVICTIONS

By: Megan Kee, No Demovictions Organizer

As politicians at every level of government try to build affordable housing, the current stock is being rapidly depleted through demovictions. A demoviction is when a building is demolished and re-developed; there are currently over 100 demovictions in the City of Toronto alone. This destructive practice targets smaller, purpose-built rental buildings covered by rent control, and often displaces vulnerable and marginalized communities.

No Demovictions was formed in February 2023 by tenants facing demoviction. They came together to support and learn from one another to improve outcomes for all tenants, securing higher rent gap payments and improving official city practices for tenants facing demovictions in Toronto.

Currently, No Demovictions does two things: advocates for policy and legislative change at a municipal and provincial level, and supports tenants actively facing demovictions to secure better protections.

If you would like to follow No Demoviction's advocacy or get involved, you can do so at nodemovictions.ca



NoDemovictions organizers, including Megan Kee, demonstrating against demovictions.

RENTSAFE TO COLOUR CODED SIGNS

By: Yaroslava Montenegro

2025 was a big year for tenant wins at City Hall, with one victory more than a decade in the making. After years of advocacy, tenant groups and progressive City Councillors came together to push for the final stage of the RentSafeTO program (first implemented in 2017): Colour-Coded Signs for all purpose-built rental buildings in the City of Toronto. This visible ranking system scores buildings on City bylaw compliance—including tenant complaints made through 311 that are found to be violations.



After years of advocacy by tenant groups, like the FMTA, City Council put forward a motion to update the Apartment Building Standards Bylaw to require colour-coded signs—green, yellow, or red—for RentSafeTO buildings in July 2025. For more information on the RentSafeTO signs, please visit the QR code below.

Starting June 15, 2026, owners and operators must display these signs near the main entrance of each RentSafeTO building, reflecting its most recently assigned colour score, making the state of maintenance and other Health and Safety issues visible for all tenants to see in plain view.

If you're a tenant in a RentSafeTO building, make sure to check for your building's colour coded sign! Don't agree with the colour code for your building? Make sure you report any maintenance requests you've made to the landlord that have not been dealt with after 7 days to 311. For vital service cuts, like water, heat or electricity, call 311 after 24 hours of an outage. If you have trouble getting through to 311, call our FMTA Tenant Hotline at 416-921-9494. Together, we can hold bad landlords accountable and make a better City for everyone!



CRACKING DOWN ON BAD LANDLORDS WITH REMEDIAL ACTION

By: Mason Fitzpatrick, FMTA Director of Communications



Mason speaks at the City of Toronto's Planning and Housing Committee on Apr 14, 2026

On Tuesday, March 10, Mayor Olivia Chow declared: "I will not tolerate slumlords in the City of Toronto." This declaration was paired with motion EX29.14, titled "Cracking Down on Bad Landlords."

The contents of the motion contained a number of notable requests, including standardizing enforcement timelines for landlords who repeatedly violate municipal bylaws and developing a public database overlaying the RentSafeTO map that displays orders from MLS, Public Health or Fire Services. However, the centrepiece of the motion was remedial action, with the Mayor directing MLS to use it earlier in the enforcement process and increase the frequency of its use.

Remedial action is when the City hires contractors to fix an issue with a building and bills the landlord rather than waiting for the landlord to bring the building into compliance on their own. Under the current enforcement framework, remedial action is typically the last step after the City orders the landlord to perform work, waits for an appeal to be filed or resolved and then gives the landlord a window to comply with the order. Once remedial action is completed, the City charges any expenses incurred back to the landlord, which appear on their property tax roll. The City has the power to use remedial action under the City of Toronto Act, 2006 SO 2006, c 11, Sch A - Section 386, which confers the City "authority under this or any other Act or under a by-law under this or any other Act to direct or require a person to do a matter or thing... at the person's expense." These powers are further elaborated upon in Chapter 354 and Chapter 629 of the Toronto Municipal Code.

Currently, landlords are often able to outmaneuver tenants and the City by dragging them into expensive, lengthy legal proceedings while issues remain unresolved. Remedial action places more leverage in the hands of tenants and the City and - most importantly - leads to quicker resolutions of building issues.

The motion was framed around tenant issues at 500 Dawes, a building owned by notorious slumlord Carolyn Krebs (AKA Carolyn Goodman, or Marian Linton), who Toronto Life described as "Toronto's worst landlord" in 2023. At the March 25 City Council meeting where the motion was debated, MLS staff revealed that they had found over 170 infractions at 500 Dawes since 2024, prompting 32 inspections by Toronto Fire. These led to 73 prosecutions, yielding approximately \$125,000 worth of cumulative fines and fees.

Tenants at 500 Dawes have reached out to the FMTA for assistance on several occasions with complaints about a plethora of issues ranging from illegal rent increases to pests and other health/safety risks. Given this and the importance of remedial action in rebalancing the scales in favour of tenants, our organization made a submission related to this motion, urging councillors to vote in favour. Fortunately, the motion passed easily and staff were directed to develop a new framework for enforcement that prioritizes remedial action.

RESIDENT RACCOON

By: Tory Woollcott, Artist and Tenant



FMTA TURNS 50!

By: FMTA Board of Directors

The Federation of Metro Tenants' Associations was first incorporated in 1976. As such, we will be celebrating our organization's 50th Anniversary this year and would love for you to join us.

Since our founding, the FMTA has played a key role in just about every major advance in tenants' rights at all levels of government, putting pressure on landlords and politicians alike.

We will be celebrating our long history of tenant advocacy and looking onward toward future wins at our 50th Anniversary Celebration. We are so excited to invite you to join us for an evening of celebration, reflection and organising!



NOVEMBER 21ST
5PM-8PM



CENTRAL YMCA
20 Grosvenor St,
Toronto, ON M4Y 2V5



We'd like to thank our generous funders who make FMTA's work possible.

